

The Old Chase

LITTLETON





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ROOTS & REINVENTION

Once a derelict barn nestled beside velvety fields, The Old Chase is now a reimagined country retreat - complete with all the necessities of modern living, including a hidden pantry, a potential self-contained annexe, garden rooms bathed in sunlight and a heated swimming pool that brings a holiday feel to everyday life.

Once a working farm shop, where the owners lived above in what was simply known then as 'the flat', the humble origins of The Old Chase embellish its charm. Bought with planning permission in place, the original buildings have since been transformed into a striking, singular home through the design of a locally renowned architect,

seamlessly linking the two buildings via what is now a light-filled dining space.

Thoughtfully refined over the last two decades, the current owners have infused The Old Chase with luxury elements including a sun-soaked terrace with hot tub, new modern kitchen with traditional touches and a luxurious pool with pool house making the most of the home's idyllic rural setting.

Set beside the characterful Grade II listed conversions of Hunters Court - but entirely separate in both title and design - The Old Chase stands apart, unlisted and unique, its evolution a testament to creativity, care and vision.





ARRIVAL

The scene is set upon arrival: a shared track edged by open farmland, where the fields filled with crops shift gently in the breeze. Idyllic and peaceful, with full right of way along this lane, electric gates - operated by keypad or remote - open to reveal plenty of parking for multiple vehicles, alongside two EV charging points.

To one side, a large store room - originally built as a garage - is fully kitted out with workbenches along the back wall. Although never fitted with a ramp, it offers clear potential to convert into a functioning garage if required. Practical, flexible and well thought through, a purposeful arrival to a home designed with real-life living in mind.

Take the pedestrian gate through into the walled embrace of The Old Chase and its gardens, where an attractive porch provides entrance through into the home.

A WARM WELCOME

Step inside and the sense of space is immediate. The entrance hall, broad and bright, is lined in long oak planks that run underfoot, warmed by underfloor heating. Glance to the right and the view unfurls all the way through to the family room where beyond, the dining room sits beneath a high vaulted ceiling, drawing the eye to the far end of the home and giving a real feel for its openness and flow.

Throughout, a calm muted decorative palette aids the soothing ambience. Almost every room throughout the home is warmed by underfloor heating, with a High Vac ventilation system installed in the original two-storey

section. This system is designed to improve air quality by continuously circulating fresh air into the space, helping to remove stale air and maintain a comfortable indoor environment. Enhancing ventilation throughout the main part of the home, supporting a healthier living space and reducing the buildup of humidity and allergens - this invisible luxury that makes an unseen, but lasting difference.

Stash your coats and shoes in the cloak cupboard, before freshening up in the WC where shimmering koi carp wallpaper adds a whimsical factor - a firm favourite among guests and family alike.





VERSATILE ROOMS

The formal lounge sits to the right, embraced by oak flooring and wrapped in a moody blue grey - a colour that works beautifully here thanks to the sheer brightness of the room. A feature wall dressed in Cole & Son library wallpaper adds character, while patio doors open directly onto the patio and curved-walled lawn beyond.

Currently used as a study, the room fits a rolltop desk with ease, with plenty of built-in storage whilst to a cosy corner a leather chair and footstool are perfectly positioned to take in views of the garden and across to Hunters Court. A room that balances work and rest with equal charm this space is calm, composed and characterful.

LIGHT-FILLED SPACES

Cross the entrance hall and step through into the family room - a lovely, laid-back space with grey panelling to the lower walls and oak flooring underfoot. With plenty of space for a huge sofa or two, glazed doors open directly to the garden, blurring the boundaries between inside and out.

Bifold doors link this room to the heart of the home beyond, offering the option to close it off completely when a little peace or privacy is needed. An adaptable room, ideal for cosy television evenings and perfect for slow Saturday mornings, the family room offers generous space for the whole family to come together.





HEART OF THE HOME

Move through into the family-dining-kitchen: a beautiful, vaulted space that feels instantly calm and connected. Exposed beams, whitewashed to lift the room, rise to the apex above, while Velux windows pour light down from within the high ceiling. Above the dining area, statement pendant lights define the space without interrupting the flow - one long, open sweep from garden to table to kitchen.

A sociable and vast space, the Magnet kitchen features bifolding doors, once again opening out to the patio – ideal for soaking up the morning sunshine over coffee and

croissants. Underfoot, large-format porcelain tiles lend a clean, modern edge, while a log burner offers a comforting glow through the winter months.

Storage has been carefully thought through. Tall cabinets line the left wall to keep sightlines clear, while food storage is largely hidden away in a secret walk-in pantry - disguised as part of the cabinetry.

A larder cupboard with dedicated breakfast storage with space for the toaster, cereals and morning must-haves also features.

“The pantry is a joy to open up and organise, with everything visible at a glance.”

FLEXIBLE FLOW

Appliances include a freestanding range style cooker with four-door oven and electric hob, overhead extractor, built-in fridge and freezer, a slimline wine fridge and dishwasher. There's even a discreet space in the pantry for a microwave, set atop sleek black granite.

White quartz worktops wrap around a huge central island - beautifully lit and ideal for everything from prep to parties. The pantry also leads to a rear bin storage area just off the courtyard, keeping the practical elements of culinary life tucked neatly out of sight.

Off the kitchen, a transitional space offers real flexibility - a boot room, lobby or playroom depending on the season and stage of life. French doors open to the side terrace and

hot tub, with the evening sun pouring in, and beyond, a series of rooms that lend themselves beautifully to multi-generational living.

This room could easily be reimagined as a mini kitchen, creating a private, self-contained annexe for an older relative or independent teenager. With scope for its own front door from the side, it's a space that effervesces with potential.

Off here, the utility room is brilliantly equipped for everyday life - complete with a dog shower, space for both washer and dryer and open shelving for baskets.

Just off here, the boiler room doubles as a purpose-designed drying room, fitted out with hanging space where laundry can be left overnight to dry by morning.





BEDTIME BECKONS

Upstairs, the master bedroom is a real retreat. Set beneath the soaring apex of the barn, the original exposed beams have been left raw and untouched, weathered and timeworn, infusing a warmth that is hard to replicate. Two remote-operated skylights invite the light in.

Serene and sophisticated, this whole end of the home belongs to the master suite, while further light streams in through windows to three sides, with views stretching over the garden, to Hunters Court and across to the pool

house. Calm, private and deeply peaceful, with a sense of space that's as restful as it is impressive.

Freshen up in the ensuite shower room whilst the generous dressing area offers plenty of space for a large wardrobe and dressing table. Air conditioning features in this bedroom.

The remaining three bedrooms sit quietly at the far end of the house, each with its own character. Bedroom four, a comfortable single, with views over to Hunters Court has previously served as a dedicated dressing room and would work well as a home office.

REST & REFRESH

Bedroom two sits beneath the eaves with deep-set Velux windows drawing the eye out over open countryside as far as Kelsall. With rich tones on the walls and a dark grey headboard, this bedroom is a quiet cocooning space.

The third bedroom is another comfortable double with more elevated views to the front. All three bedrooms are served by a large family bathroom with a walk-in shower, double sinks set into a contemporary vanity unit, and a Jacuzzi-brand bath – ideal for a long soak at the end of the day.

Tucked just off the upstairs landing is a small loft space - ideal for stashing away Christmas decorations. A second loft is found above the cinema room, offering even more handy storage.





HOW DOES YOUR GARDEN GROW?

Step outside and the sense of space continues. Roses line the path to the front porch, their scent gently filling the air—planted to echo the gardens at Holkham Hall in Norfolk and placed with purpose, so that wherever you walk or pause, fragrance is released on route.

Lavender softens the borders near the back fence, buzzing with bees in the summer sun. Beyond the curved-walled garden lies a world of hidden corners and thoughtful detail.

A raised walkway leads to a timber-framed treehouse - originally built as a playroom, complete with electrics and heating, now just as suited to an office or creative studio.

There's a heated swimming pool set safely behind a gate and a paved terrace with a metal pergola - ideal for lazy

lunches or sundown drinks. At the far end, the pool house opens up completely with wide bifolding doors. Inside, there's a shower room, larder unit, and even an infrared sauna, creating a space that feels more beach club than back garden. A connecting window - once used to pass plates to an outdoor kitchen - still opens onto the terrace, ready for its next use.

Back at the side of the home, the hot tub sits on a separate patio that catches the morning sun. Enclosed by a picket fence, it's a safe and peaceful spot for dogs, children - or breakfast outdoors.

Whether you're chasing sun, shade, scent, or silence, there's a corner of the garden to match the mood.

“The dogs love to lie beneath the ‘fort’ to shelter in the shade on hot days.”



FINER DETAILS

- Heated outdoor pool
- Pool room
- Jacuzzi
- Cinema room in Annex
- Secret panty room from kitchen
- Oil central heating
- Mains drainage
- Freehold
- Chester 3 Miles
- Tarporely 8.4 Miles
- Liverpool 20 Mills
- Manchester 36 Miles

*** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering ***



OUT & ABOUT

Tucked into the edge of Christleton, The Old Chase enjoys a delightfully rural setting - with everything you need just a stroll away. A quintessential country village with community at its heart, Christleton is home to a village green, award-winning primary and high schools (both rated Outstanding and within a quarter of a mile), and an excellent bus service that runs roughly every 30 minutes. The A51 is five minutes away, making access to Chester, Liverpool, Manchester and North Wales straightforward - ideal for commuters or weekend beach trips alike.

The local cricket pavilion and club sit just a field away, with a golf course and rugby ground also close by. The duck pond is a favourite with children, as are the well-designed play park and skate area. The Men's Institute offers everything from snooker to sports screenings, while the Women's Institute and village bridge club keep the calendar full.

For day-to-day essentials, the village shop is open seven days a week, and there's a dentist and hairdresser just minutes from the door. When it's time to unwind, the Ring o' Bells pub and restaurant delivers both atmosphere and excellent food, while Kooŵ café is a much-loved stop for coffee, cake and casual catchups.

And when you want to stretch your legs, it's just a couple of miles along the canal path into Chester's historic centre - or one motorway junction to Cheshire Oaks, or out toward the North Wales coast for a day at the beach.

A home perfect for growing families, multi-generational living or those looking to downsize without compromise, The Old Chase offers both connection and privacy, with quiet spots and entertaining spaces indoors and out.


Whether it's quiet mornings, busy weekends, or evenings shared with friends, this is a home that holds it all - designed for living and ready to evolve with you.

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